



The finest address in the Costa Blanca . . . created by Juan Porsellanes: a traditional family business and possibly now the world's longest established overseas property developer.

The Monte Pego Resales department:
“our commitment to our clients continues beyond building their homes in the first place”

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450,000 € + 7% IVA

4 BEDROOM, 2 BATHROOM VILLA
WITH 4 ROOM APARTMENT
476 SQ.M. BUILT ON 1300 SQ.M. PLOT

This large and beautiful villa is one of the few South facing villas on Monte Pego in a truly privileged, elevated position on a South facing slope with completely uninterrupted, spectacular mountain and valley views across open countryside.

The villa has been extensively modified and enlarged to maximise the utility and amenity value of the property and the site, with a total officially certified constructed area (living area, covered and formal terraces) of 476 square metres, plus, in addition, an extra 47 square metres of fully usable secure storage (fully floored with lighting and power) in the under build.

(Continued on next page...)



Please read

Buying your resale in Monte Pego through us gives you a big advantage as being the developers of Monte Pego we know much of each villa's history as well as providing their warranties; we can help guide you through the various options. Although we do our best to keep our promotional material as up to date and as accurate as possible, we are still reliant upon some of the information supplied to us by the owners of the properties and cannot, therefore, accept responsibility for accuracy. Some of the dimensions given may be approximate and some descriptions subjective to the owner. We recommend that you use a solicitor for transacting any purchase and that your solicitor verifies the material accuracy of all information you have been given in arriving at your decision to purchase.



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The main villa comprises of the main living room with fireplace, dining room and kitchen (open plan connected by large archways), master bedroom with a range of built-in wardrobes and full en-suite bathroom, second large double bedroom with built-in wardrobes, adjacent full family bathroom, third double bedroom (currently used as an office/library) and a fourth double bedroom (currently with cabin bed and single bed) with air conditioning/heating units throughout. Above the main living room in the central tower is a further living room of identical size with all-round views.

The fully fitted kitchen has “extra-thick” granite worktops, ample wall and floor cupboard units, and a full range of built-in appliances including a dishwasher, washing machine, tumble dryer, fridge freezer, electric fan-oven and a five burner gas hob with extractor hood.

Other facilities installed include telephone, broadband internet, local satellite TV dish , Sky satellite TV dish (several aerial points throughout the property).

The separate apartment comprises of a sitting/dining room with TV point, walk-in shower/WC room, a fully fitted kitchen with electric cooker/hood, sink, fridge freezer and microwave oven, a double bedroom with extensive built in storage cupboards.

The beautiful gardens have been fully landscaped to give a variety of terraced seating areas from which to enjoy the panoramic views, including a large “tropical terrace” with full balustrade and integrated adjustable lighting all linked by a network of stone paths, also with adjustable night time illumination. The gardens have been carefully laid out with many hundreds of flowering plants, shrubs, trees and palms to provide structure, shade, and year-round colour and interest.

The pool terraces come complete with barbecue/kitchen area, pool equipment storage cupboard, shower cubicle and two covered sitting areas, with open and covered dining area, the pool itself being “super-sized”(12 metres by 6metres) with integrated pool lights and Roman steps.

A separate fully secure storeroom with external access , tiled and plastered, is currently fitted out as a workshop with storage racks, cupboards, work benches and ample power points.

The property is fully surrounded by boundary walls /chain link fencing and has a large front drive with parking for up to 4/5 vehicles, and electric remote operated access gate with separate pedestrian access gate.

All in all this property has been designed to provide the best of everything and it is difficult to imagine what else could be needed? It is ideal as a main residence and perfect (for large family holidays) as a second residence. With the latter in mind we are prepared to leave all interior/ exterior furnishings and equipment (excepting certain personal items) subject to separate negotiation.



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MAIN LIVING ROOM

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DINING ROOM



MASTER BEDROOM

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SECOND BATHROOM



OFFICE/LIBRARY/3RD BEDROOM

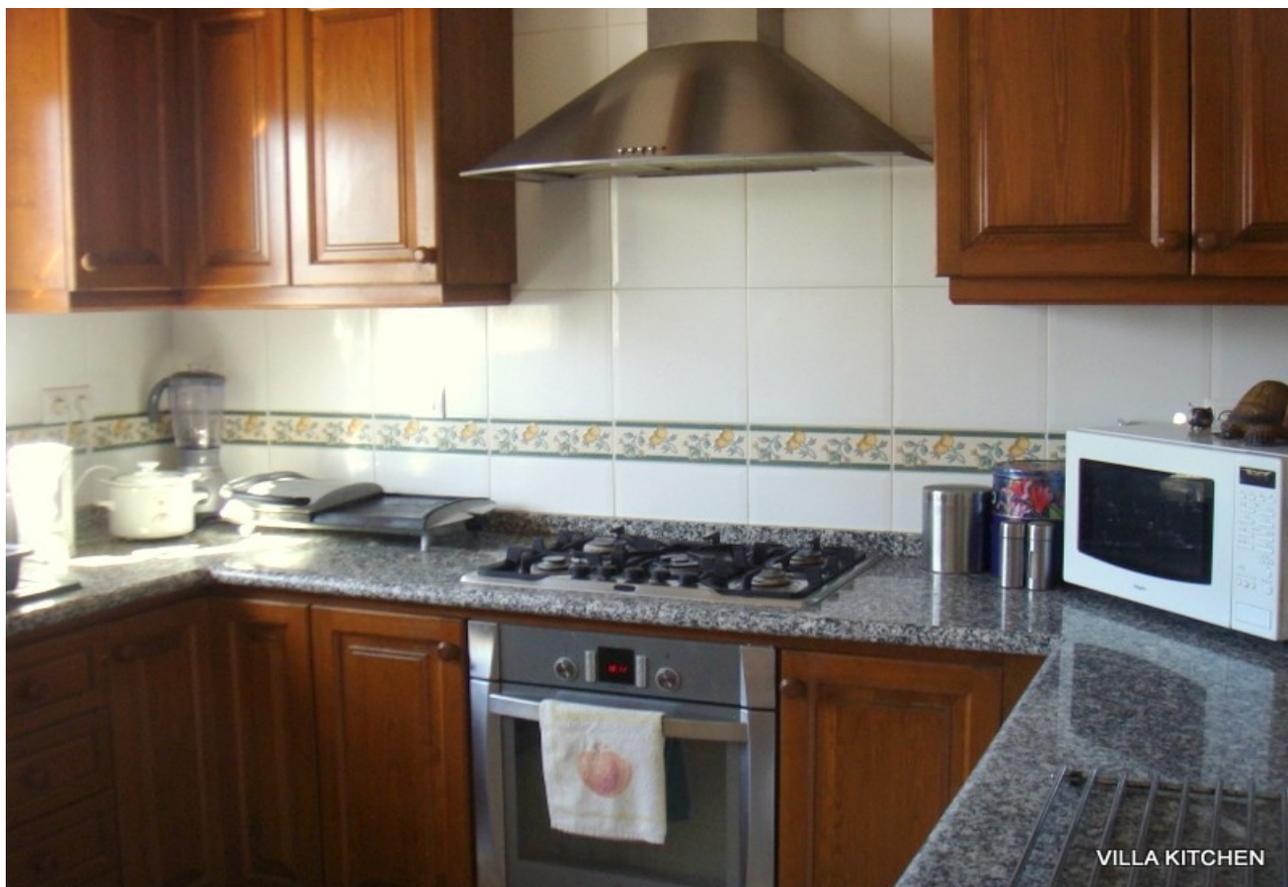
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UPSTAIRS SITTING ROOM



VILLA KITCHEN

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APARTMENT BED ROOM



APARTMENT BATHROOM

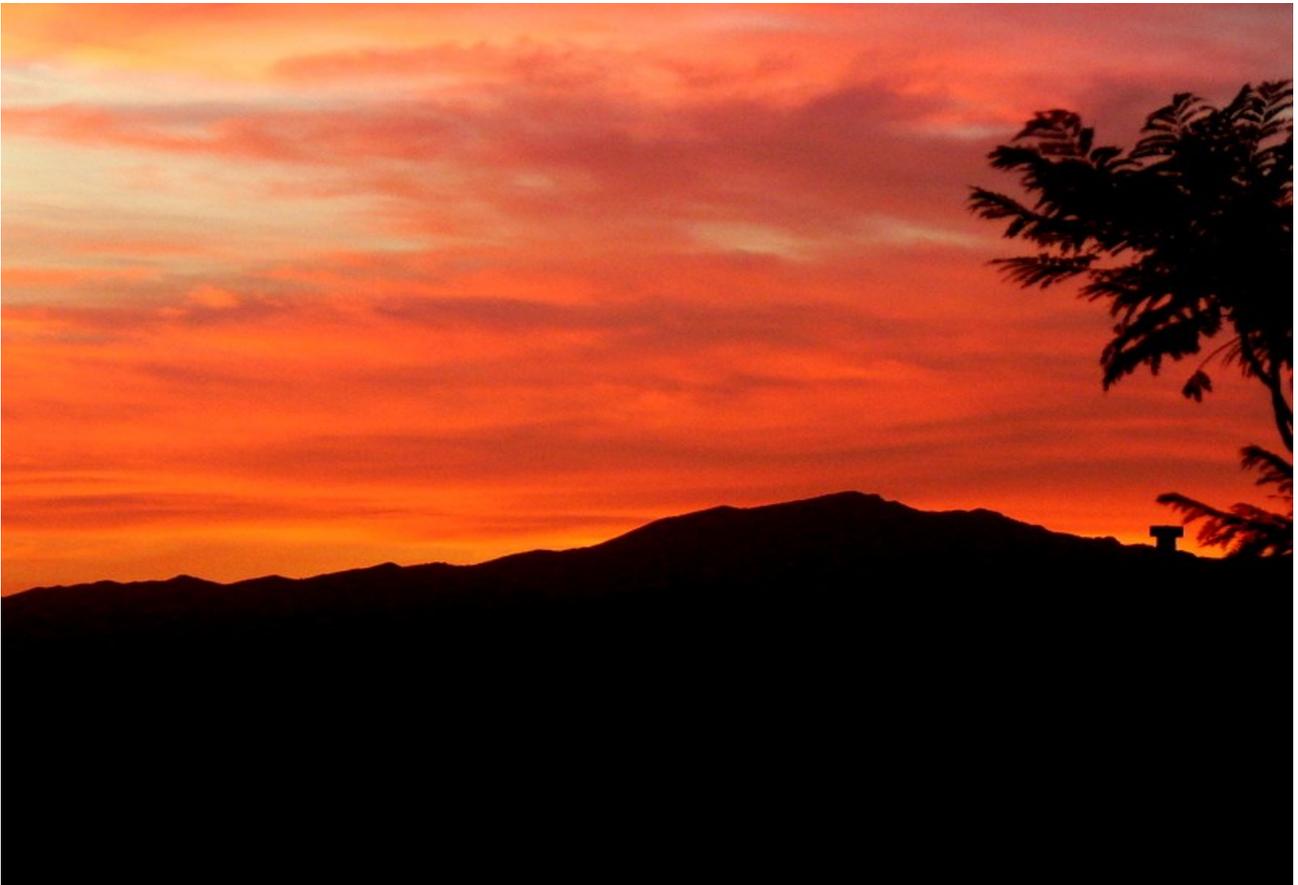
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